

Ninyo & Moore

Geotechnical and Environmental Sciences Consultants

February 12, 2004
Project No. 205372002

Mr. Peter Rooney
SARES-REGIS Group
18802 Bardeen Avenue
Irvine, California 92612

Subject: Results of Subsurface Investigations
Bloomfield II Property
Former Sump and Suction Cans
10806 Bloomfield Avenue
Santa Fe Springs, California

2004 FEB 13 AM 10:39
OFFICE OF THE ATTORNEY GENERAL
CALIFORNIA DEPARTMENT OF
PUBLIC SAFETY
LOS ANGELES REGION

Dear Mr. Rooney:

This report presents the results of Subsurface Investigations conducted in the vicinity of the former sump and suction cans located in the southwestern portion of the Bloomfield II property in Santa Fe Springs, California (site; Figure 1). Work was conducted in general accordance with the proposal dated December 31, 2003, between SARES-REGIS Group and Ninyo & Moore. It is our understanding that SARES-REGIS Group is considering purchasing the Bloomfield II property for redevelopment as commercial warehouses.

BACKGROUND

The Bloomfield II property has been used for oil production, including the installation and operation of 10 oil wells, from at least 1923 through the time of this report. From the early-1980s through 1995 when the refinery was shut down, the Powerine Oil Company (Powerine) used the site to store coke and refined products that were produced at the Powerine Refinery located west of the site and beyond Bloomfield Avenue. The refined products, including gasoline, diesel fuel,

In 2003, Arcadis was retained to investigate and remediate impacted soil at the site in preparation for the sale of the property. Arcadis worked under the direction and oversight of the Regional Water Quality Control Board, Los Angeles Region (RWQCB) to establish cleanup goals and screening levels. The cleanup screening levels for petroleum hydrocarbons and other volatile organic compounds (VOCs) used by Arcadis included the RWQCB screening levels outlined in the Interim Site Assessment & Cleanup Guidebook dated May 1996, and the conservative Preliminary Remediation Goals for residential use (PRGr). Arcadis has since completed the investigations and remedial activities and is in the process of obtaining a no further action letter from the RWQCB.

As part of the real estate due diligence process, SARES-REGIS Group retained Ninyo & Moore to review the environmental reports that had been completed to date, conduct a site visit, and interview representatives at the Cenco Refinery. The environmental reports that were reviewed included the Bloomfield Remedial Investigation report prepared by Arcadis dated November 6, 2003, and the Phase I Environmental Site Assessment (ESA) report prepared by Iris Environmental (Iris) dated November 24, 2003. The Phase I ESA indicated the presence of a "Catch Basin" and "Pump Well" located immediately south of the former petroleum hydrocarbon ASTs. These features were installed in approximately 1981 and operated through 1984, when Powerine filed for bankruptcy. These features were again put into operation in approximately 1987 and again were shut down in 1995. The refinery and these associated features were not used since 1995.

Based on conversations with representatives from Cenco, the "Pump Well" actually consisted of two suction cans that were formerly used to transfer and distribute refined products from the refinery to the ASTs. The suction cans were circular, concrete lined vaults extending to depths of approximately 35 feet bgs. The vaults were approximately 3 feet in diameter and approximately 6 feet apart. The "Catch Basin" or sump was used to catch rainwater from the "floating style" roofs of the ASTs. The concrete lined sump measured approximately 8 feet square by approximately 13 feet in depth. According to Cenco, the water that was accumulated in the sump would be transferred to the refinery for recycling.

The sump and suction cans were demolished and removed from the site by Cenco in early-December 2003. According to Cenco representatives, no stained or odorous soil was encountered. Underground features, such as the sump and suction cans, were to be investigated under the direction of the Santa Fe Springs Fire Department (SFSFD) and in accordance with a Soil Management Plan (SMP) during redevelopment activities. Ninyo & Moore is in the process of preparing the SMP that will be submitted to the SFSFD for review, comments, and approval prior to the start of grading and redevelopment activities. The SMP presents procedures to investigate and mitigate impacted soil.

As part of the real estate due diligence process, SARES-REGIS Group retained Ninyo & Moore to assess soil conditions associated with the former sump and suction cans that might be encountered during grading activities. As presented below, petroleum hydrocarbon and MTBE impacted soil was encountered in the vicinity of these features.

OBJECTIVES

The objective of the subsurface investigation was to assess whether impacted soil was present in the vicinity of the former sump and suction cans, and if detected, to assess the extent.

SUBSURFACE INVESTIGATION AND LABORATORY RESULTS

The subsurface investigations were conducted in a phased manner; beginning with the initial investigation on January 7, 2004, followed by additional investigations conducted on January 16, 2004, and January 31, 2004. Cenco provided Ninyo & Moore with a detailed site plan showing the exact location and construction details of the sump and suction cans. The investigations included the advancement of 11 soil borings using direct push and hollow stem auger equipment to depths of up to 90 feet bgs. Elevated concentrations of petroleum hydrocarbons and other VOC constituents were defined by Ninyo & Moore as concentrations exceeding the RWQCB screening levels and/or PRGr values.

Not Soil
The SMP is not
for equipment removed
during the Ranges Oversight Period

Soil samples were collected in general accordance with EPA Method No. 5035. Samples were inspected in the field for stains and odors, and a photoionization detector (PID) was used to screen the samples for possible VOC concentrations. In general, soil lithology consisted of silty clay, silty fine sand, and fine sand. Borings logs presenting the soil lithology and PID readings are presented in Attachment A.

Soil samples were analyzed by Advanced Technology Laboratory, Inc. (ATL) of Signal Hill, California, a State-certified stationary laboratory, or by Jones Environmental, Inc. of Fullerton, California, a State-certified mobile laboratory. Selected soil samples were analyzed for total petroleum hydrocarbons carbon chain $C_{10}-C_{32}$ (TPHcc), total petroleum hydrocarbons as gasoline (TPHg), total petroleum hydrocarbons as diesel fuel (TPHd), benzene, toluene, ethylbenzene, and xylenes (BTEX), VOCs, and/or MTBE in accordance with EPA Method Nos. 8015 (modified), 8021B, and 8260B. The BTEX and MTBE screening levels shown on Tables 1 through 3 were calculated using the attenuation factors presented on Table 5-1 of the RWQCB Guidebook, lithology encountered during drilling activities, Maximum Contaminant Levels (MCLs), and depth to groundwater. Laboratory results of the VOC analysis indicated no detectable concentrations of chlorinated solvents. The VOC analytes detected are associated with petroleum hydrocarbon constituents. Other than MTBE and ethylbenzene which are discussed below, the residual concentrations of these constituents would be considered very low (i.e., below the RWQCB screening levels and/or PRGr values), and would therefore, not be considered an environmental or health threat. Laboratory reports are provided in Attachment B, and Tables 1 through 4 present a summary of the results.

Sump

Soil boring SMP1 was initially drilled adjacent to the former sump (Figure 2). As presented on Table 1, elevated concentrations of TPHg, TPHd, ethylbenzene, and MTBE, exceeding the RWQCB screening levels, were detected in the soil sample collected at approximately 20 feet bgs in boring SMP1. Based on these results, soil borings SMP1A and SMP1B were drilled to assess the vertical extent of these constituents. Laboratory results from these borings indicated elevated concentrations of petroleum hydrocarbons at 55 feet bgs. Except for

concentrations of MTBE at 65 feet bgs that slightly exceeded the RWQCB screening limit, no detectable concentrations of petroleum hydrocarbons, ethylbenzene, or MTBE were reported to depths of approximately 90 feet bgs.

Borings SMP2, SMP3, and SMP4 were drilled at distances of approximately 20 to 35 feet from boring SMP1 to assess the lateral extent (Figure 2). Soil samples collected at depths of approximately 10, 20, 30, 40, 50, and 55 feet bgs were analyzed from each of these borings. As presented on Tables 1 and 3, laboratory results indicated no detectable to low concentrations (below the RWQCB screening levels) of petroleum hydrocarbons, BTEX, and MTBE.

Suction Cans

Soil borings SC1 and SC2 were initially drilled adjacent to each of the suction cans to depths of approximately 40 feet bgs (Figure 2). Petroleum hydrocarbon odors were noted in the upper 10 feet of soil from both of these borings. Based on this information and PID readings, Ninyo & Moore analyzed the 10-foot sample from boring SC1 and the 5-foot sample from SC2 for chemical analyses. No petroleum hydrocarbon odors and low PID readings were noted in the remaining samples collected from these borings. To obtain data from soil beneath the former features, Ninyo & Moore also analyzed the 40-foot sample from each boring. As noted on Table 2, low concentrations of petroleum hydrocarbons, and/or ethylbenzene and xylenes were noted in the 5- and 10-foot samples. Laboratory results of the 40-foot sample indicated a concentration of MTBE; exceeding the RWQCB screening level in boring SC2.

To assess the vertical extent of the MTBE impacted soil, boring SC2A was drilled adjacent to previous boring SC2 to a depth of approximately 90 feet bgs. Laboratory results of one soil sample collected at approximately 45 feet bgs indicated concentrations of MTBE above the RWQCB screening levels. The remaining soil samples, collected from 50 to 65 feet bgs within boring SC2A, indicated low concentrations of MTBE (below the RWQCB screening levels).

Borings SC3 and SC4 were drilled at distances of approximately 30 feet from the former suction cans to depths of approximately 90 feet bgs to assess the lateral extent of these chemicals (Figure 2). Soil samples collected from borings SC3 and SC4 at depths of approximately 30, 40, 50, and 60 feet bgs were chemically analyzed for MTBE. Laboratory results of soil samples collected from these borings indicated no detectable to low concentrations (below the RWQCB screening level) of MTBE.

GROUNDWATER CONDITIONS

Powerine was issued a Clean-Up and Abatement order by the RWQCB in 1997. As part of the order, Powerine and Cenco have installed and monitored groundwater wells on the refinery property and on surrounding properties, including the subject site. Three groundwater monitoring wells are located on site and have been monitored since 1995. Groundwater gradient was assessed by Arcadis to be in a southwesterly direction.

The nearest groundwater well to the sump and suction cans is well MW-203, located approximately 140 feet west to southwest of these features (Figure 2). Although MTBE was not analyzed in 1995, which was the earliest sampling data available for this well, no detectable concentrations of MTBE were reported in the seven consecutive groundwater sampling rounds conducted in 1996, 1998, 1999, 2000, 2001, 2002, and 2003. No detectable concentrations of MTBE have also been reported in the two remaining groundwater wells located on site and five hydropunch samples collected by Arcadis during their investigations.

CONCLUSIONS

The sump and suction cans operated periodically from approximately 1981 through 1984, and then again from approximately 1987 through 1995. These features had not been activated since 1995 (over 8 years) and were recently removed from the site in preparation for the redevelopment of the property for commercial warehouse purposes.

Concentrations of gasoline, diesel fuel, ethylbenzene, and MTBE exceeding the RWQCB screening levels, were detected in the soil samples collected between 20 and 55 feet bgs in the vicinity of the former sump. Except for concentrations of MTBE at 65 feet bgs that slightly exceeded the RWQCB screening values, no detectable concentrations of petroleum hydrocarbons, ethylbenzene, or MTBE were reported between 60 and 90 feet bgs in the vicinity of the sump. The lateral extent of impacted soil was assessed to be limited to the area in the vicinity of the former sump.

Two soil samples, exceeding the RWQCB screening levels for MTBE, were reported beneath the former suction cans. The samples were collected at a depth of approximately 40 and 45 feet bgs. Samples collected from 50 to 65 feet bgs indicated concentrations below the RWQCB screening levels. Laboratory results of soil samples collected from step-out borings indicated that the impacted soil was limited to the area immediately adjacent to the former suction cans. In addition, groundwater investigations conducted at the site, including seven consecutive sampling events from groundwater monitoring wells and five hydropunch samples, have shown no detectable concentrations of MTBE.

Because the concentrations of ethylbenzene, MTBE, and other detectable constituents such as toluene and xylenes, did not exceed the PRGr values in soils beneath the former sump and/or suction cans, and that benzene was not detected at all, it is our opinion that these constituents would not pose a health threat. Based on the depth to groundwater, the fact that the extent of the impacted soil is limited to the area immediately beneath the former features (i.e., the source has been removed), and the RWQCB screening levels, none of the detected chemicals appear to represent a threat to groundwater.

RECOMMENDATIONS

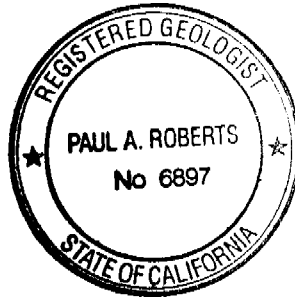
Based on the information presented in this report, current regulatory guidelines, and our professional judgment, Ninyo & Moore recommends that no further action is needed to address the residual contamination at these locations. The upper five feet of soil in these areas should be managed during grading activities in accordance with the SFSFD Interim Soil Screening Guidelines and Site Mitigation Procedures for Industrial Sites and Ninyo & Moore's SMP.

If you have any questions or comments regarding this report, please contact the undersigned at your convenience.

Sincerely,
NINYO & MOORE



Paul A. Roberts, R.G., R.E.A. I/II
Senior Environmental Geologist



PAR/emp

Attachments: Selected References

- Table 1 – Laboratory Results of Soil Samples from the Sump Area
- Table 2 – Laboratory Results of Soil Samples from the Suction Can Area
- Table 3 – Summary of MTBE Analysis in Sump Area
- Table 4 – Summary of MTBE Analysis in Suction Can Area
- Figure 1 – Site Location Map
- Figure 2 – Site Plan
- Attachment A – Boring Logs
- Attachment B – Laboratory Reports

- Distribution:**
- (1) Addressee
 - (1) Phil Fitzwater, Iris Environmental
 - (1) John Gregory, Esq., Farella Braun & Martel LLP
 - (1) Pam Andes, Esq., Allen Matkins Leck Gamble & Mallory LLP
 - (1) Steve Hariri, Regional Water Quality Control Board, Los Angeles Region

SELECTED REFERENCES

Arcadis, 2003, Bloomfield Remedial Investigation, Former Cenco Refinery Site, Santa Fe Springs, California: Report prepared for SARES-REGIS Group, Irvine, California, dated November 6, 2003.

Iris Environmental, 2003, Phase I Environmental Site Assessment, Bloomfield II Property, 10806 Bloomfield Avenue, Santa Fe Springs, California: Report prepared for SARES-REGIS Group and RREEF, Irvine, California, dated November 24.

Table 1 - Laboratory Results of Soil Samples from the Sump Area

Boring ID	Boring Location	Depth (feet bgs)	TPHcc (mg/kg)			Benzene (mg/kg)	Toluene (mg/kg)	Ethylbenzene (mg/kg)	Total Xylenes (mg/kg)	TBA (mg/kg)	MTBE (mg/kg)	Other VOC Analytes (mg/kg)
			< C ₁₂	C ₁₃ -C ₂₂	C ₂₃ -C ₃₂ +							
SMP1	Sump	10	190	730	105	ND	0.012	0.25	0.62	---	0.02	---
		20	770	1,550	82	ND	ND	5.4	ND	---	2.0	---
SMP1A	Adjacent to SMP1	35	50	100	---	ND	ND	0.0077	ND	ND	0.15	ND
		55	1,600	2,400	---	ND	ND	0.85	1.6	ND	ND	5 - n-butylbenzene 1.1 - sec-butylbenzene 0.059 - tert-butylbenzene 0.61 - isopropylbenzene 1.0 - 4-isopropyltoluene 3.4 - naphthalene 1.9 - n-propylbenzene 15.3 - 1,2,4-trimethylbenzene 5.1 - 1,3,5-trimethylbenzene
		60	ND	ND	---	ND	ND	ND	ND	ND	ND	0.043 - n-butylbenzene 0.028 - sec-butylbenzene 0.022 - 4-isopropyltoluene 0.032 - naphthalene 0.14 - 1,2,4-trimethylbenzene 0.024 - 1,3,5-trimethylbenzene
		65	ND	ND	---	ND	ND	ND	ND	ND	0.031	0.02 - n-butylbenzene 0.021 - sec-butylbenzene 0.019 - 4-isopropyltoluene 0.0039 - naphthalene 0.071 - 1,2,4-trimethylbenzene
		70	ND	ND	---	ND	ND	ND	ND	ND	ND	0.017 - n-butylbenzene 0.016 - sec-butylbenzene 0.017 - 4-isopropyltoluene 0.0024 - naphthalene 0.053 - 1,2,4-trimethylbenzene 0.017 - 1,3,5-trimethylbenzene
		75	ND	ND	---	ND	ND	ND	ND	ND	ND	0.011 - n-butylbenzene 0.011 - sec-butylbenzene 0.029 - 1,2,4-trimethylbenzene
		80	ND	ND	---	---	---	---	---	---	ND	ND
SMP1B	Adjacent to SMP1 and SMP1A	85	---	---	---	---	---	---	---	---	ND	ND
		90	---	---	---	---	---	---	---	---	ND	ND
SMP2	North of SMP1	10	1.7	ND	---	ND	ND	ND	0.016	0.11	0.025	0.013 - n-butylbenzene 0.022 - sec-butylbenzene 0.024 - 4-isopropyltoluene 0.025 - 1,2,4-trimethylbenzene 0.018 - 1,3,5-trimethylbenzene
		20	ND	ND	---	ND	ND	ND	ND	0.039	0.13	0.01 - n-butylbenzene 0.029 - 1,2,4-trimethylbenzene
		30	ND	ND	---	ND	ND	ND	ND	0.036	ND	0.02 - 1,2,4-trimethylbenzene
		40	ND	ND	---	ND	ND	ND	ND	ND	ND	0.02 - 1,2,4-trimethylbenzene
		50	ND	ND	---	ND	ND	ND	ND	ND	ND	0.021 - 1,2,4-trimethylbenzene
		55	ND	ND	---	ND	ND	ND	ND	ND	ND	0.0073 - n-butylbenzene 0.02 - 1,2,4-trimethylbenzene
SMP3	South of SMP1	10	ND	ND	---	ND	ND	ND	ND	ND	ND	ND
		20	ND	ND	---	ND	ND	ND	ND	ND	ND	ND
		30	ND	ND	---	ND	ND	ND	ND	ND	ND	ND
		40	ND	ND	---	ND	ND	ND	ND	ND	ND	ND
		50	ND	ND	---	ND	ND	ND	ND	ND	ND	ND
		55	ND	ND	---	ND	ND	ND	ND	ND	ND	ND
SMP4	West of SMP1	10	ND	ND	---	ND	ND	0.0055	0.009	ND	ND	0.0086 - n-butylbenzene 0.015 - sec-butylbenzene 0.015 - 4-isopropyltoluene 0.026 - n-propylbenzene 0.015 - 1,2,4-trimethylbenzene 0.012 - 1,3,5-trimethylbenzene
		20	ND	ND	---	ND	ND	ND	ND	ND	ND	0.007 - n-butylbenzene 0.013 - sec-butylbenzene 0.014 - 4-isopropyltoluene 0.015 - 1,2,4-trimethylbenzene
		30	ND	ND	---	ND	ND	ND	ND	ND	ND	0.013 - 4-isopropyltoluene 0.014 - 1,2,4-trimethylbenzene
		40	ND	ND	---	ND	ND	ND	ND	ND	ND	ND
		50	ND	ND	---	ND	ND	ND	ND	ND	ND	ND
		55	ND	ND	---	ND	ND	ND	ND	ND	ND	ND
		55	ND	ND	---	ND	ND	ND	ND	ND	ND	ND

Table 1 - Laboratory Results of Soil Samples from the Sump Area

Boring ID	Boring Location	Depth (feet bgs)	TPHcc (mg/kg)			Benzene (mg/kg)	Toluene (mg/kg)	Ethylbenzene (mg/kg)	Total Xylenes (mg/kg)	TBA (mg/kg)	MTBE (mg/kg)	Other VOC Analytes (mg/kg)
			< C ₁₂	C ₁₃ -C ₂₂	C ₂₃ -C ₃₂ +							
RWQCB Guideline Concentrations			500	1,000	10,000	15 ft. - 0.017	15 ft. - 2.55	15 ft. - 5.1	15 ft. - 29.75	NA	15 ft. - 0.221	NA
						35 ft. - 0.01	35 ft. - 1.55	35 ft. - 3.0	35 ft. - 17.5		35 ft. - 0.13	
						55 ft. - 0.003	55 ft. - 0.45	55 ft. - 0.9	55 ft. - 5.25		55 ft. - 0.039	
						75 ft. & deeper - 0.001	75 ft. & deeper - 0.15	75 ft. & deeper - 0.3	75 ft. & deeper - 1.75		75 ft. & deeper - 0.013	
Notes: TPHcc = Extended Range Total petroleum hydrocarbons analyzed in general accordance with EPA Method No. 8015 (modified). Benzene, Toluene, Ethylbenzene and Total Xylenes analyzed in general accordance with EPA Method No. 8021B or 8260B TBA- Tertiary Butyl Alcohol analyzed in general accordance with EPA Method No. 8260B MTBE- Methyl tertiary Butyl Ether analyzed in general accordance with EPA Method No. 8021B or 8260B mg/kg= milligrams per kilogram RWQCB Guideline Concentrations referenced from the RWQCB Interim Site Assessment and Cleanup Guidebook, May 1996. ND = Not detected at reported detection limits NA= Not Applicable --- = Not Analyzed												

Table 2 - Laboratory Results of Soil Samples from the Suction Can Area

Boring ID	Boring Location	Depth (feet bgs)	TPHcc (mg/kg)			Benzene (mg/kg)	Toluene (mg/kg)	Ethylbenzene (mg/kg)	Total Xylenes (mg/kg)	TBA (mg/kg)	MTBE (mg/kg)	Other VOC Analytes (mg/kg)
			< C ₁₂	C ₁₃ -C ₂₂	C ₂₃ -C ₃₂ +							
SC1	Suction Can #1 (east of SMP1)	10	180	740	154	ND	ND	ND	ND	---	ND	---
		40	ND	ND	ND	ND	ND	ND	ND	---	0.11	---
SC2	Suction Can #2 (east of SMP1)	5	140	500	156	ND	ND	0.011	0.033	---	ND	---
		40	ND	ND	ND	ND	ND	ND	ND	---	0.22	---
SC2A	Adjacent to SC2	45	---	---	---	---	---	---	---	---	0.2	ND
		50	---	---	---	---	---	---	---	---	0.016	ND
		55	---	---	---	---	---	---	---	---	0.0079	ND
		60	---	---	---	---	---	---	---	---	0.0092	ND
		65	---	---	---	---	---	---	---	---	0.018	ND
SC3	Northeast of SC2	30	---	---	---	---	---	---	---	---	0.013	ND
		40	---	---	---	---	---	---	---	---	0.019	ND
		50	---	---	---	---	---	---	---	---	ND	ND
		60	---	---	---	---	---	---	---	---	ND	ND
SC4	Southeast of SC2	30	---	---	---	---	---	---	---	---	ND	ND
		40	---	---	---	---	---	---	---	---	0.018	ND
		50	---	---	---	---	---	---	---	---	ND	ND
		60	---	---	---	---	---	---	---	---	ND	ND
RWQCB Guideline Concentrations			500	1,000	10,000	15 ft. - 0.017	15 ft. - 2.55	15 ft. - 5.1	15 ft. - 29.75	NA	15 ft. - 0.221	NA
						35 ft. - 0.01	35 ft. - 1.55	35 ft. - 3.0	35 ft. - 17.5		35 ft. - 0.13	
						55 ft. - 0.003	55 ft. - 0.45	55 ft. - 0.9	55 ft. - 5.25		55 ft. - 0.039	
						75 ft. & deeper - 0.001	75 ft. & deeper - 0.15	75 ft. & deeper - 0.3	75 ft. & deeper - 1.75		75 ft. & deeper - 0.013	
Notes:												
TPHcc = Extended Range Total petroleum hydrocarbons analyzed in general accordance with EPA Method No. 8015 (modified).												
Benzene, Toluene, Ethylbenzene and Total Xylenes analyzed in general accordance with EPA Method No. 8021B or 8260B												
TBA-Tertiary Butyl Alcohol analyzed in general accordance with EPA Method No. 8260B												
MTBE- Methyl tertiary Butyl Ether analyzed in general accordance with EPA Method No. 8021B or 8260B												
mg/kg= milligrams per kilogram												
RWQCB Guideline Concentrations referenced from the RWQCB Interim Site Assessment and Cleanup Guidebook, May 1996.												
ND = Not detected at reported detection limits												
NA= Not Applicable												
--- = Not Analyzed												

Table 3 - Summary of MTBE Analysis in Sump Area

Sample Depth (ft)	MTBE (mg/kg)				
	SMP 1/1A/1B (vertical extent)	SMP2 (lateral extent)	SMP3 (lateral extent)	SMP4 (lateral extent)	RWQCB Guidelines
10	0.020	0.025	ND	ND	0.24
20	2.0	0.13	ND	ND	0.20
30	---	ND	ND	ND	0.15
35	0.151	---	---	---	0.13
40	---	ND	ND	ND	0.12
50	---	ND	ND	ND	0.062
55	ND	ND	ND	ND	0.039
60	ND	---	---	---	0.033
65	0.031	---	---	---	0.026
70	ND	---	---	---	0.020
75	ND	---	---	---	0.013
80	ND	---	---	---	0.013
85	ND	---	---	---	0.013
90	ND	---	---	---	0.013

Notes:

MTBE- Methyl Tertiary Butyl Ether analyzed in general accordance with EPA Method No. 8021B or 8260B

mg/kg= milligrams per kilogram

RWQCB Guideline concentrations calculated from the RWQCB Interim Site Assessment and Cleanup Guidebook, May 1996.

ND = Not detected above laboratory detection limits.

---= Not Analyzed

Table 4 - Summary of MTBE Analysis in Suction Can Area

Sample Depth (ft)	MTBE (mg/kg)				
	SC1 (lateral)	SC2/2A (vertical)	SC3 (lateral)	SC4 (lateral)	RWQCB Guidelines
5	---	ND	---	---	0.27
10	ND	---	---	---	0.24
30	---	---	0.013	ND	0.15
40	0.11	0.22	0.019	0.018	0.12
45	---	0.20	ND	ND	0.085
50	---	0.016	ND	ND	0.062
55	---	0.0079	---	---	0.039
60	---	0.0092	---	---	0.033
65	---	0.018	---	---	0.026

Notes:

MTBE- Methyl Tertiary Butyl Ether analyzed in general accordance with EPA Method No. 8021B or 8260B

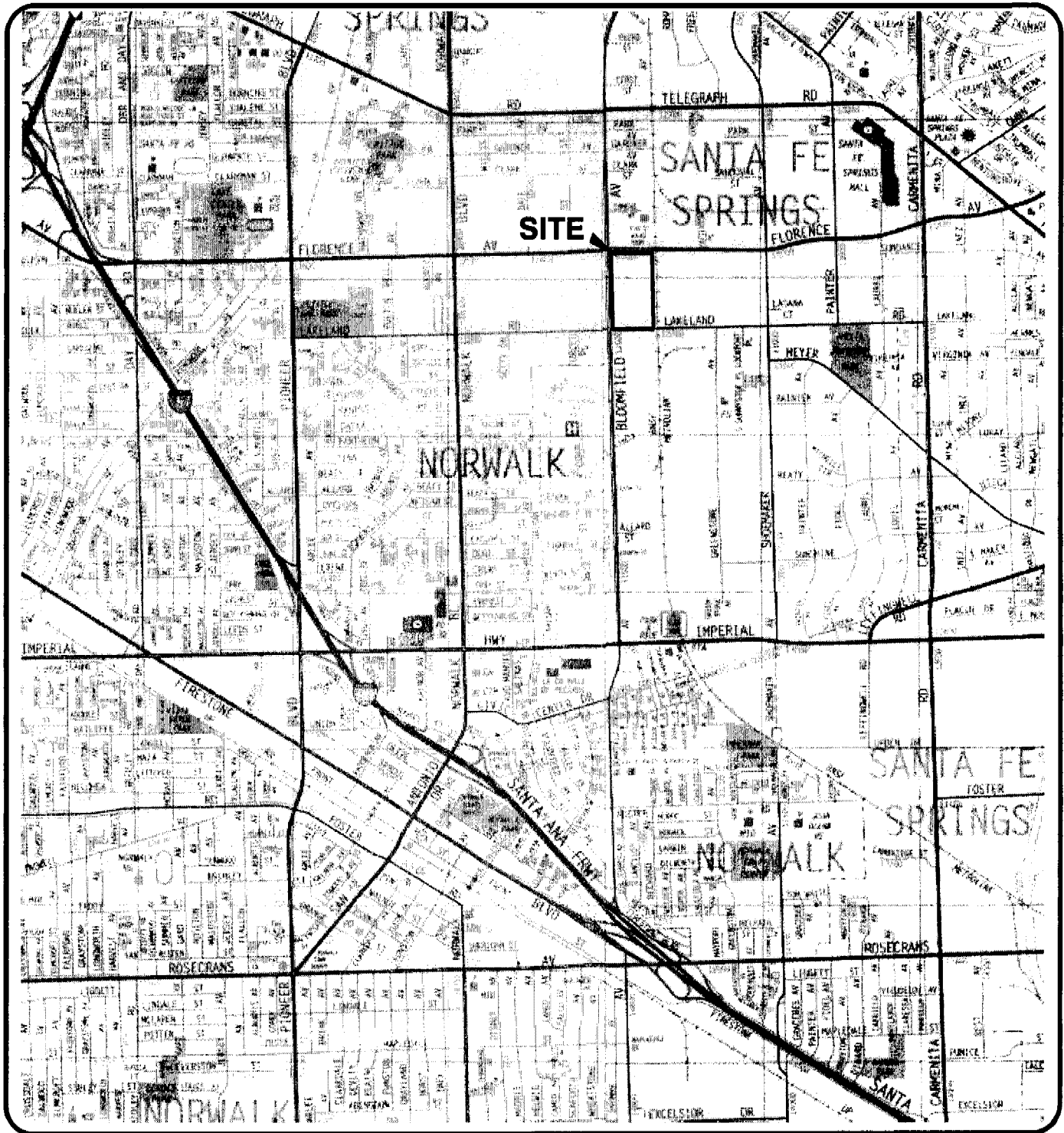
mg/kg= milligrams per kilogram

RWQCB Guideline concentrations calculated from the RWQCB Interim Site Assessment and Cleanup Guidebook, May 1996.

ND = Not detected above laboratory detection limits.

---= Not Analyzed

205372-A1.DWG



REFERENCE: 2000 THOMAS GUIDE FOR LOS ANGELES AND ORANGE COUNTIES, STREET GUIDE AND DIRECTORY.



0 2400 4800
APPROXIMATE SCALE IN FEET

Ninyo & Moore

SITE LOCATION MAP

BLOOMFIELD II PROPERTY
10806 BLOOMFIELD AVENUE
SANTA FE SPRINGS, CALIFORNIA

PROJECT NO.
205372002

DATE
2/2004

FIGURE
1